



Advantage Title, Inc.

250 Main Street

Suite 550

Lafayette, IN 47901

(765) 420-7730

Toll Free: (800) 996-7747

# Our Projects

- Fowler Ridge:  
Phase I – IV & Transmission Line
- California Ridge (Illinois)
- Meadow Lakes:  
Phase I & II
- Several developers in various counties

# Valuable Experience

- Communication
- Availability
- Timeliness
- Accuracy
- Detail



# DELAYS – YIKES!!!!!!

What do you mean  
there is another owner  
that has interest in this  
parcel????????????????



# DON'T WORRY

Laurie Ruemler at  
Advantage Title  
has already made sure  
you are aware of the  
full 100% ownership  
interest in all of your  
parcels!



## **Advantage Title, Inc.**

Lafayette, IN 47901  
(765) 420-7730

File Number: 20731353

### **TITLE REPORT**

Property Address: For reference purposes only, with no certification as to accuracy.

Fowler 245 Phase II A  
Benton County, Indiana 47944

For questions concerning this title report, please contact: Laurie Ruemler or Melissa Wilson

#### **OWNER SHOWN BY CURRENT DEED:**

An undivided 1/11<sup>th</sup> Interest to Sharon R. Leavell,  
An undivided 1/11<sup>th</sup> Interest to Gerald Leavell,  
An undivided 1/11<sup>th</sup> Interest to Dennis J. Sondgerath,  
An undivided 1/11<sup>th</sup> Interest to Barbara Sondgerath,  
An undivided 1/11<sup>th</sup> Interest to Marva K. Barrett,  
An undivided 1/11<sup>th</sup> Interest to Thomas Barrett,  
An undivided 1/11<sup>th</sup> Interest to Van L. Sondgerath,  
An undivided 1/11<sup>th</sup> Interest to Barbara Kesser Sondgerath,  
An undivided 2/11<sup>th</sup> Interest to Clifford J. Sondgerath,  
An undivided 1/11<sup>th</sup> Interest to Carmen M. Vander Plaats

**REAL ESTATE:** See Attached Exhibit "A"

Covering changes in the public records from 7/24/1957 to 11/26/2009 at 5:00 P.M.

July 6,2010  
11:45 AM

## Real Property Maintenance Report

Real PM. Report  
Page 1 of 2

Benton  
2009 pay 2010

Owner: Elkins, Frank & Betty J  
Owner Party: Betty J Elkins  
Address: PO Box 45 AMBIA, IN 47917 USA  
Location Address:

Property Number: 04-14-11-400-009.000-006  
Property Type: Real  
Map Number: 006-00116-00  
Tax Set: 006-GRANT

QQSec: QSec: Sec: 11 Township: 24  
Range: 09 Acres: 50 Block: Plat:  
Sub Sec: Lot: Sub Lot: Sub Division:

Property Class: 100 Ag - Vacant lot  
Zoning Type:  
Use Type:  
Bankruptcy Code:  
Tax Sale:  
Neighborhood:  
No. Of Households: 0  
TIF District:  
Base AV:  
Swampy: False  
Sewer: False  
Waterfront: False  
Water: False  
Electricity: False  
Flood Hazard: False  
Routing #:

Location Description: vacant land

Legal Description: PT SE1/4 11-24-09 50.00A 514-00007-00

Assessments:	Res Land	0	Res Improv	0
	Non-res Land	0	Non-res Improv	0
	Homestead Land	0	Homestead Improv	0
	Long Term Care Land	0	Long Term Care Improv	0
	Agricultural Land	69,200		
Total Assessed:		69,200	Net Assessed:	69,200

Incremental AV:	Base Res AV:		
Under Appeal Value:			
Tax Rate:	01.7130	LOIT Qual Res RC:	00.0000
Hea1001 Homestead	05.0421	LOIT Homestead:	00.0000
OldCEDIT:	06.9609	CB Homestead:	01.0000
OldCOIT:	00.0000	CB Res LTC Ag:	02.0000
LOIT Repl All Prop:	14.2955	CB Non HS and Pers:	03.0000
		CB Over65:	102.0000

Surplus Payment: 0.00 Advance Payment: 0.00

Over Payment: 0.00

Appr. Date: 7/4/1776  
Annual Adj Factor 0

Reason For Chg:  
Equal. Factor: 0

### Charges:

Tax Set/Unit	Charge Type	Total Charge	Balance Due
GRANT	1st Installment Tax	507.97	0.00
	2nd Installment Tax	507.97	507.97
GILLEN	1st Installment Tax	32.20	0.00
	2nd Installment Tax	32.20	32.20
LEUCK/MITCHELL	1st Installment Tax	23.04	0.00
	2nd Installment Tax	0.00	0.00
		1,103.38	540.17

### Deductions:

Deduction Type	Deduction Amount	Over Written Flag
	0	

# Our Underwriters

- Chicago Title
- Stewart Title Guaranty
- Old Republic
- We can search for any underwriter.